

**Codes Adopted by
City of Waveland**

International Codes 2018 Editions

**Building Code
Residential Code
Mechanical Code
Plumbing Code
Fuel Gas Code**

**Private Sewer Disposal Code
Swimming Pool & Spa Code
Existing Building Code
Property Maintenance Code
Fire Code**

***Please See Ord. #375 for a complete list
of fees, adopted appendices & local
revisions***

NFPA Codes

National Electrical Code 2017 Edition

**Building Inspector
Code Enforcement Officer**

Josh Hayes, CFM

Certifications

**Residential Building Inspector
Residential Plumbing Inspector
Commercial Building Inspector
Property Maintenance & Housing Inspector
Accessibility Inspector / Plans Examiner
ASFPM Certified Floodplain Manager**



301 Coleman Ave.

**New Construction
Guide**

**Building, Zoning,
& Code Enforcement
Phone# 228-466-2549
Fax# 228-467-5177**

**Josh Hayes - Building Official
jhayes@waveland-ms.gov**

**Jeanne Conrad –Zoning Official
jconrad@waveland-ms.gov**

**Hannah McCraney – Code Enforcement
hmccraney@waveland-ms.gov**

Department Website:

<http://waveland.ms.gov/building>

Residential New Construction

Present two complete sets of drawings on minimum 18" by 24" paper with a minimum ¼ scale that include:

1. A scaled site plan based on a current survey that includes location of all Existing buildings, proposed buildings, driveways, fences and all Setback of proposed buildings from Property lines.
2. Floor Plan
3. Electrical Plan including service and distribution panel location.
4. Foundation layout.
5. Drawing of typical wall and roof section, including bracing.
6. Elevation Certificate of land, existing buildings and new buildings if property is located in a flood prone area.
7. Total project cost. (If price of construction submitted to the permit office is below average construction cost as printed in the Building Valuation Data Sheet issued by ICC, the permit office will adjust cost for permitting purpose).
8. Name, current mailing address and telephone number of property owner as well as the Parcel number for the property.
9. A Mississippi Certified Architect or Engineer must stamp all plans for buildings three stories or more and all buildings in excess of 7,500 square feet.
10. When plans have been reviewed and approved by the Building Official, one copy of the plans will be returned to the contractor with the permit. This copy of the plans will be marked with the corrections and stamped by the Building Official. The approved copy of the plans must be kept on the job site at all times.

Commercial New Construction

In addition to the requirements for a "New Home", additional information will be required on the site plan.

1. All green space, parking, trees, trash containment, lighting of parking lot, mechanical equipment location and sidewalks.
2. The fire department will need location of all hydrants and their distance from buildings.
3. Location of all fire lanes, fire department connections and fire truck access lanes shall be indicated on site plan or on an additional plan.
4. A complete drainage plan designed and stamped by an engineer that indicates flow, elevations and complies with storm water management requirements of the City's ordinance.

****All permits will be issued to licensed contractors and/or sub-contractors.**

Remodeling/Accessory Structures

The extent of drawings necessary to obtain a building permit for accessory structures will be such that code compliance can be assured if stick built.

Buildings that are pre-manufactured and brought into the city must have a Design Professional's stamp certifying compliance with wind requirement adopted by the city.

Alterations to land

If you plan to alter your property in any way, this includes cutting of trees or filling your lot, please contact this department so we may monitor the city's needs for possible drainage improvements.

Trees

City of Waveland protects certain sizes of Magnolia Grandiflora and Live Oaks trees. Check with us before you cut any trees.

Zoning & Floodplain Management

The Building department is also charged with the duties of assisting clients with city zoning as well as FEMA flood zone inquiries please feel free to contact for assistance.

Homeowners

A property owner who desires to construct, repair or alter his own residence is not required to be licensed. A Permit is still required. **ALL WORK MUST BE DONE IN CONFORMANCE WITH ADOPTED CODES.** Further requirements for homeowners are available at the permit office.

****All Forms & Packets required for the New Construction process can be found online on the City's Website****

<http://waveland.ms.gov/>